

176.0

0007

0005.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

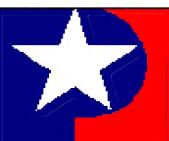
637,500 / 637,500

USE VALUE:

637,500 / 637,500

ASSESSED:

637,500 / 637,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
54		HIBBERT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LOMAKIN JOSEPH & DIANA	
Owner 2:	
Owner 3:	

Street 1: 54 HIBBERT ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: NYBERG JONATHAN & -
Owner 2: GERVAIS MICHAEL -
Street 1: 54 HIBBERT ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 3,465 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 3465 Sq. Ft. Site 0 70. 1.51 6

Legal Description							User Acct
							118660
							GIS Ref
							GIS Ref
							Insp Date
							07/09/18

PREVIOUS ASSESSMENT								Parcel ID	176.0-0007-0005.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,600	4100	3,465.	366,800	637,500	637,500	Year End Roll	12/18/2019
2019	101	FV	221,300	4100	3,465.	361,500	586,900	586,900	Year End Roll	1/3/2019
2018	101	FV	220,000	3400	3,465.	277,700	501,100	501,100	Year End Roll	12/20/2017
2017	101	FV	220,000	3400	3,465.	262,000	485,400	485,400	Year End Roll	1/3/2017
2016	101	FV	182,200	3400	3,465.	241,000	426,600	426,600	Year End	1/4/2016
2015	101	FV	171,500	3400	3,465.	225,300	400,200	400,200	Year End Roll	12/11/2014
2014	101	FV	171,500	3400	3,465.	207,500	382,400	382,400	Year End Roll	12/16/2013
2013	101	FV	171,500	3400	3,465.	207,500	382,400	382,400		12/13/2012

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
NYBERG JONATHAN	66745-309		1/29/2016		515,000	No	No						
MARINO VINCENT	65858-534		8/4/2015	Change>Sale	400,000	No	No						
MARINO VINCENT	65318-350		5/5/2015	Convenience		1	No	No					
MARINO ANGELINA	65181-247		4/7/2015	Convenience		1	No	No					
MARINO ANGELINA	65181-245		4/7/2015	Convenience		1	No	No					
MARINO ANGELINA	50504-76		12/21/2007	Family		1	No	No					
	20388-427		2/1/1990			1	No	No	A				

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
8/27/2015	1234	Renovate	16,000	8/27/2015				Remodel existing 2	7/9/2018	Meas/Inspect	BS	Barbara S	
									5/18/2016	Measured	PT	Paul T	
									5/18/2016	Permit Visit	PT	Paul T	
									10/15/2008	Meas/Inspect	345	PATRIOT	
									2/8/2000	Inspected	276	PATRIOT	
									12/21/1999	Mailer Sent			
									12/16/1999	Measured	276	PATRIOT	
									7/21/1993		MF		
										Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION

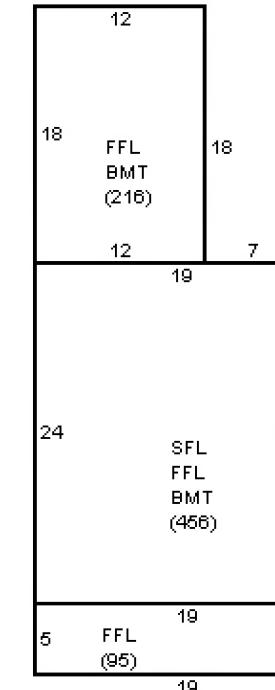
Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	CREAM	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Average
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 1	HB

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:		
Interior:		
1	6	3

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	

DEPRECIATION**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	173.728
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327531
Depreciation:	60921
Depreciated Total:	266611

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: **AvRate:** **Ind.Val:**

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	142.41
Final Total:	266600	Val/Su SzAd:	222.13

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	1	12X16	A	AV	2006	4.20	T	10.4	101			700			700

PARCEL ID 176.0-0007-0005.A

SUB AREA**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	767	173.730	133,249	SFL	95				
BMT	Basement	672	52.120	35,023						
SFL	Second Floor	433	173.730	75,259						
Net Sketched Area:				1,872	Total:				243,531	
Size Ad	1200.1999	Gross Are	1895	FinArea	1200					

IMAGE